

THE TOWNES AT AUTUMN OAKS

ZONING MAP AMENDMENT PLAN

DULLES ELECTION DISTRICT

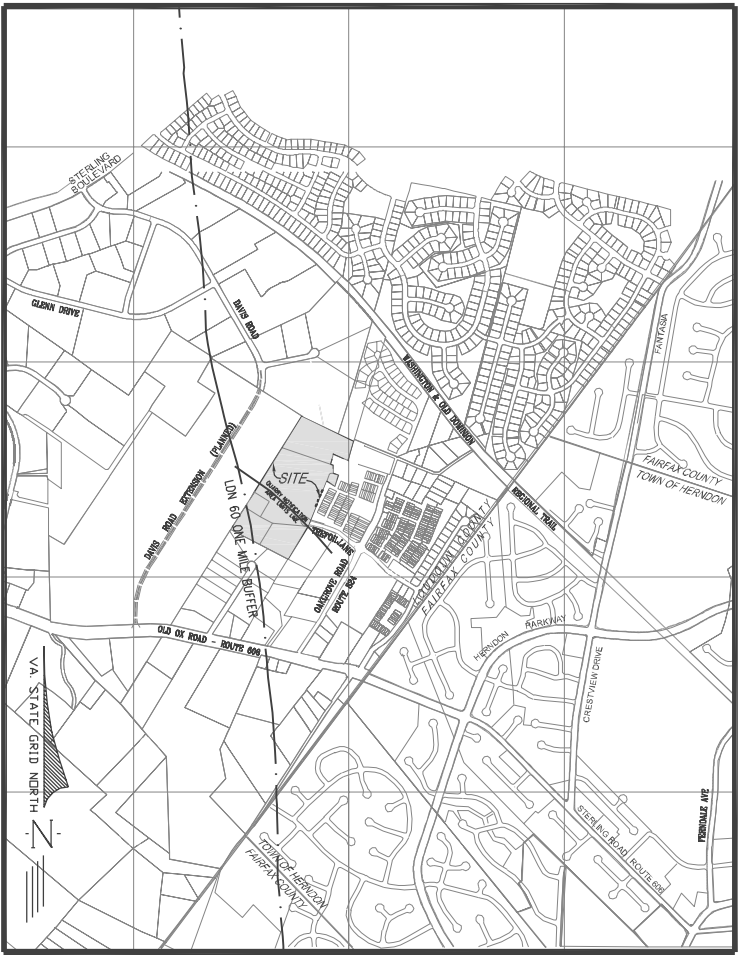
LOUDOUN COUNTY, VIRGINIA

JUNE 22, 2006

Revised

JUNE 30, 2006
JULY 21, 2006
MARCH 13, 2007
MARCH 22, 2007
APRIL 06, 2007
JUNE 26, 2007
OCTOBER 3, 2007
OCTOBER 25, 2007

VICINITY MAP
SCALE : 1" = 1000'



ZMAP 2005 - 0038

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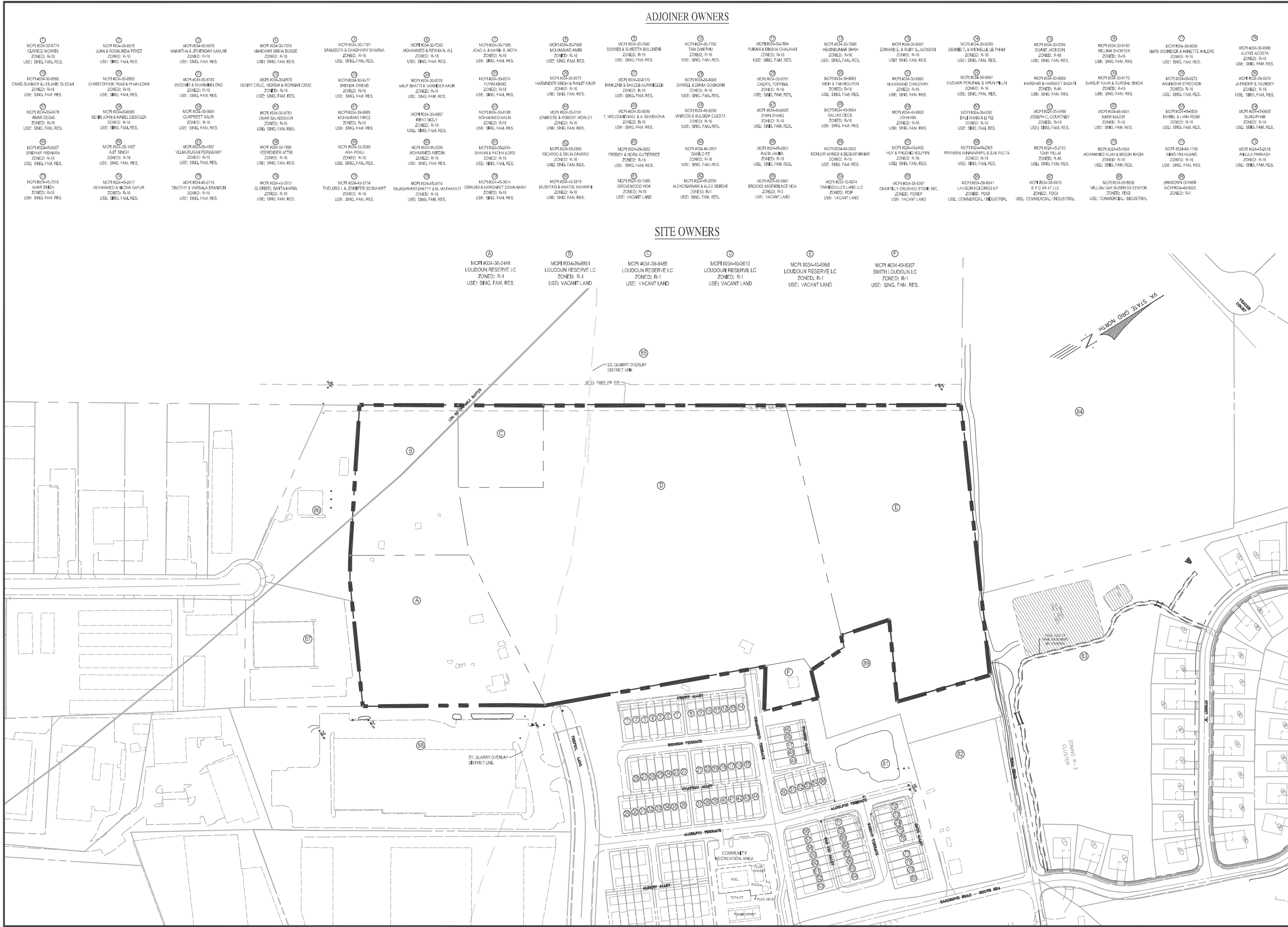
COVER SHEET
ZMAP 2005 - 0038
THE TOWNES AT AUTUMN OAKS
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
SCALE: AS NOTED
C.I. N/A
DATE: JUNE 2006

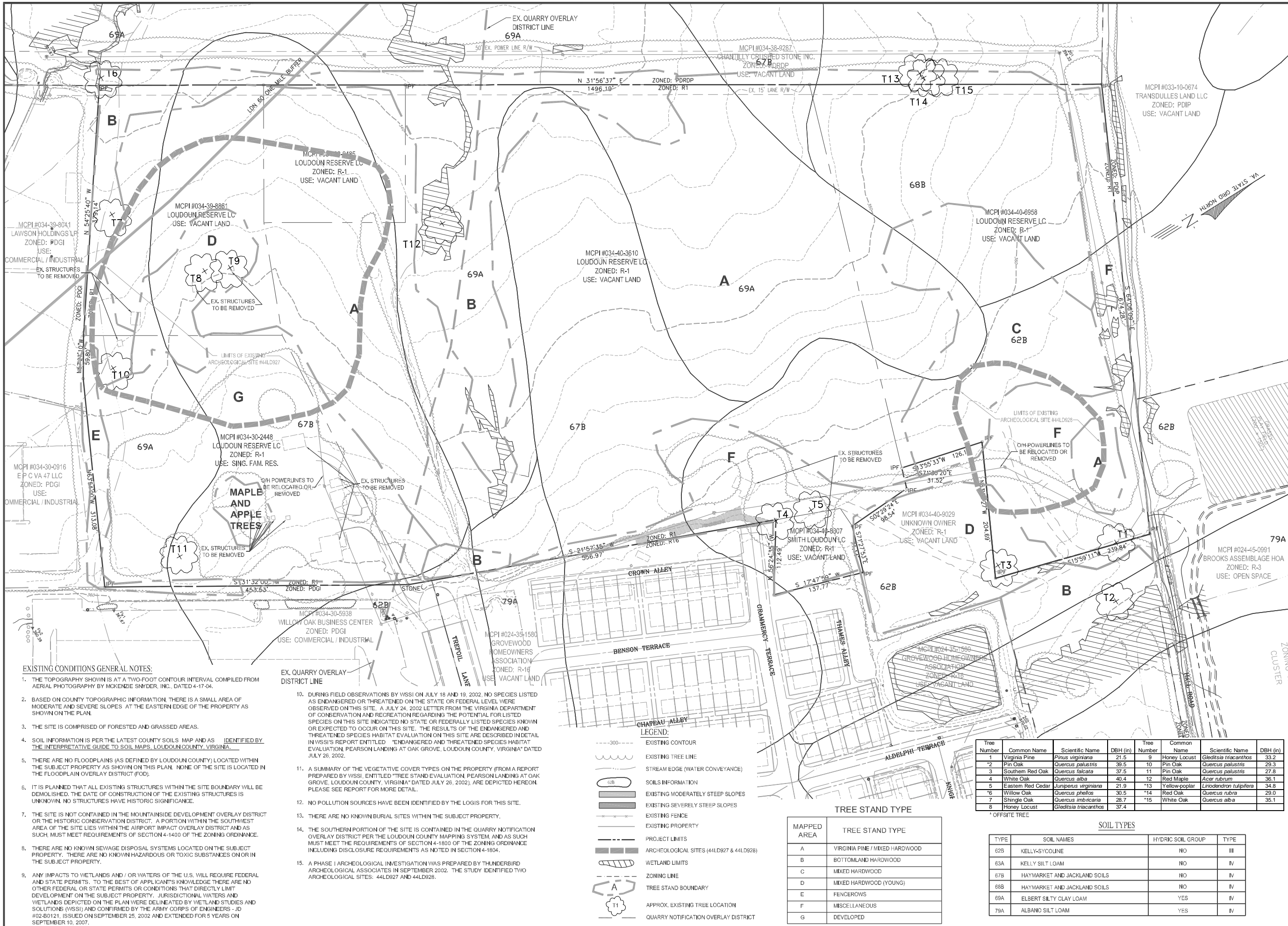
SHEET
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OF
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FILE No.
ZP-1593

PLAN DATE	No.	DATE	DESCRIPTION	REV/BY	APPROVED	DATE
6-22-06						
6-30-06						
7-21-06						
3-13-07						
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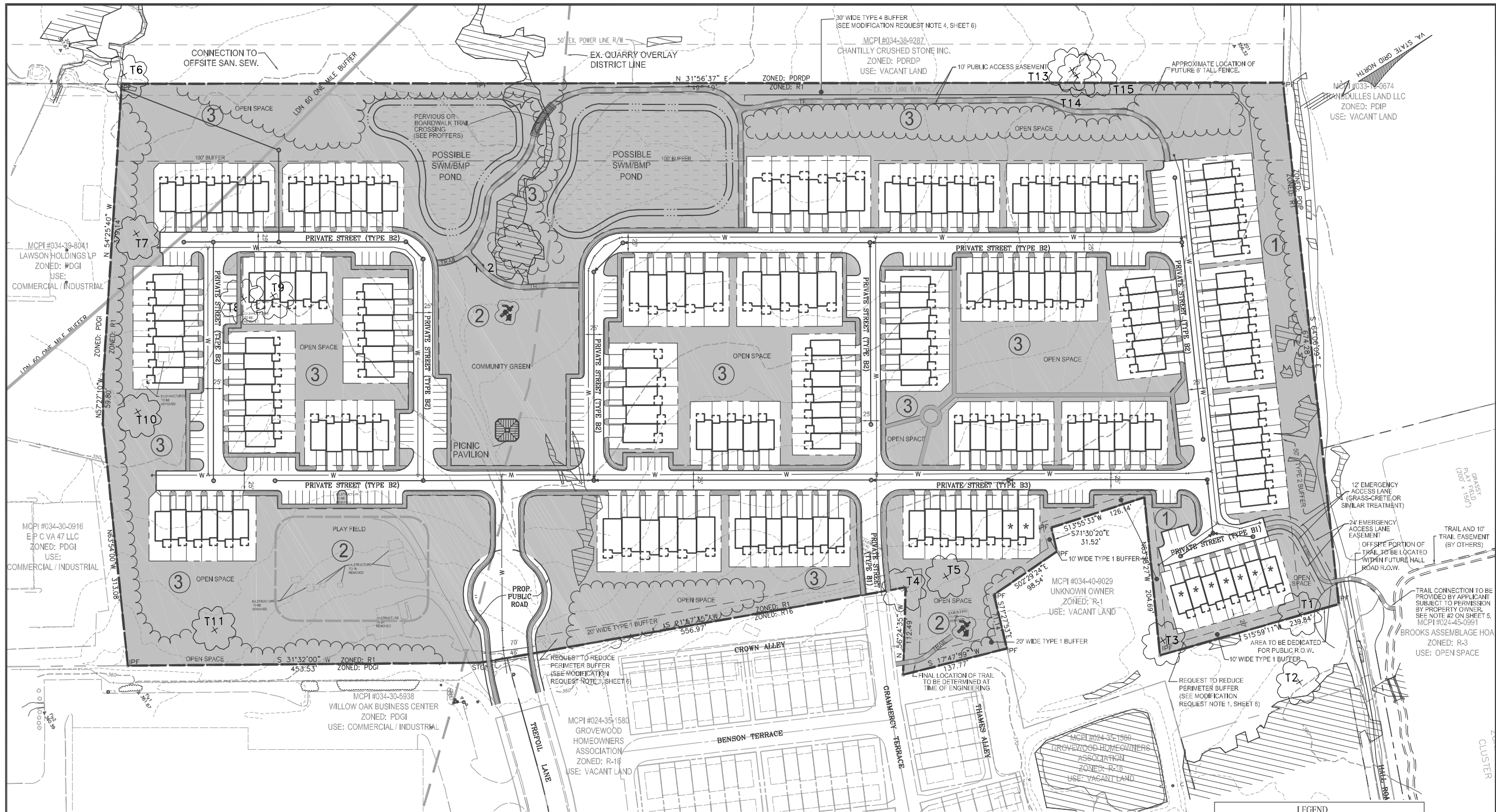
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Purposes: Engineers, Landscapers, Architects, and Surveyors

EXISTING CONDITIONS PLAT
ZMAP 2005 - 0038
THE TOWNES AT AUTUMN OAKS
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
DATE: JUNE 2006
SCALE: 1" = 60'
C.I. 5'

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AREA TABULATION				
TOTAL PROPERTY AREA				= 24.95 AC
TOTAL AREA OF REZONING				= 24.95 AC
PROPOSED MAXIMUM NUMBER OF RESIDENTIAL UNITS				= 179 SFA UNITS
PROPOSED MAXIMUM NUMBER OF MARKET-RATE DWELLING UNITS (DU)				= 156 SFA UNITS
PROPOSED MAXIMUM NUMBER OF ADUS (12.5%)				= 23 SFA UNITS (OR 12.5% OF TOTAL NUMBER OF UNITS PROPOSED)
PERMITTED MAXIMUM DENSITY				= 7.2 DU/AC
OVERALL RESIDENTIAL DENSITY				= 179 UNITS/24.95 AC = 7.17 DU/AC
*PROPOSED RESIDENTIAL DENSITY OF MARKET-RATE UNITS				= 156 UNITS/24.95 AC = 6.25 DU/AC

ACTIVE RECREATION SPACE				
UNIT TYPE	MARKET RATE	RECREATION SPACE FIRST 10 UNITS	RECREATION SPACE EACH ADDITIONAL UNIT	TOTAL RECREATION SPACE
SFA	156	5,000 S.F.	29,200 S.F. (200 S.F./UNIT)	34,200 S.F.
APPLICANT WILL PROVIDE MINIMUM 34,200 S.F. (0.79 AC.) OF ACTIVE RECREATION FACILITIES				

PARKING TABULATION	
RESIDENTIAL:	
MAXIMUM NUMBER OF UNITS =	179
NUMBER OF REQUIRED SPACES - 179 x 2.5 =	448
NUMBER OF SPACES PROPOSED =	
DRIVEWAY SPACES =	206
GARAGE SPACES =	206
VISITOR SPACES =	117 (APPROXIMATE)
TOTAL =	529

- NOTES
- THE LOCATION OF THE PICNIC PAVILION, TOT LOT, TRAIL AND PARKING SPACES WITHIN THE COMMUNITY GREEN MAY BE ADJUSTED AT THE TIME OF LANDSCAPE ARCHITECTURE DESIGN DEVELOPMENT AND FINAL ENGINEERING.
 - IF THE BROOKS ASSEMBLAGE HOA (MCPI # 024-45-0991) FAILS TO GIVE PERMISSION TO EXTEND THE TRAIL FROM APPLICANT'S PROPERTY TO THE TRAIL ON THE BROOKS ASSEMBLAGE PROPERTY, APPLICANT WILL EXTEND ITS TRAIL ONLY TO THE EDGE OF THE EXISTING RIGHT OF WAY FOR HALL ROAD CLOSEST TO APPLICANT'S PROPERTY.

SUMMARY OF OPEN SPACE AND CIVIC SPACE	
SITE AREA:	24.95 AC
REVISED GENERAL PLAN RECOMMENDATIONS	
OPEN SPACE (30% OF SITE)	7.49 AC
CIVIC SPACE (10% OF SITE)	2.50 AC
TOTAL OPEN AND CIVIC SPACE:	9.99 AC
TYPE OF SPACE	
1 BUFFERS AND LEFTOVER SPACE:	
AREA ALLOWED (MAX. 25% OF 7.49)	1.87 AC
AREA PROVIDED	1.72 AC
2 ACTIVE RECREATION OPEN SPACE:	
AREA REQUIRED	0.79 AC
AREA PROVIDED	0.82 +/- AC
3 ADDITIONAL OPEN SPACE:	
LANDSCAPED GREENS	9.55 AC
PATHWAYS/TRAILS	
CIVIC SPACE	*
TOTAL OPEN SPACE	12.09 AC (48 %)
* CIVIC SPACE IS PROVIDED BY COMMUNITY FACILITIES WITHIN 1,500 FEET OF THE SUBJECT PROPERTY.	

LEGEND	
	PROPOSED 5' SIDEWALK
	PROPOSED 6' HARD SURFACE TRAIL
	PROPOSED SEWER/SANITARY LINE
	PROPOSED WATER LINE
	EXISTING TREE
	PROPOSED TOT-LOT
	PROPOSED PLAY FIELD
	UNITS ASSOCIATED WITH BULK PLANE MODIFICATION
	OPEN SPACE
	TREE CONSERVATION AREA
	EXISTING WETLAND AREA

PLAN DATE
6-22-06
6-30-06
7-21-06
3-13-07
3-22-07
4-06-07
10-03-07
10-25-07

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REVISION

DATE

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CDP - LAND USE, OPEN SPACE & TRAFFIC PLAN
ZMAP 2005 - 0038
THE TOWNES AT AUTUMN OAKS
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA
CL 5'
SCALE: 1" = 60'
DATE: JUNE 2006

SHEET
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GENERAL NOTES

1. ALL REFERENCES TO ZONING ORDINANCE SHALL REFER TO THE REVISED 1993 LOUDOUN COUNTY ZONING ORDINANCE.
2. THE SUBJECT PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED AS LOUDOUN COUNTY MCPI #034-30-2448, MCPI #034-39-8661, MCPI #034-39-9485, MCPI #034-40-3610, MCPI #34-40-6958, AND MCPI #034-40-8307. THE PROPERTY IS CURRENTLY ZONED R-1 AND IS PARTIALLY IN THE QUARRY NOTIFICATION (QN) OVERLAY DISTRICT.
3. THIS APPLICATION PROPOSES A RESIDENTIAL DEVELOPMENT WITH A ZONING CLASSIFICATION OF PD-H6, ADMINISTERED UNDER R-8 WITH AFFORDABLE DWELLING UNITS PURSUANT TO THE REVISED 1993 ZONING ORDINANCE ARTICLE VII SECTION 7-800, AFFORDABLE DWELLING UNITS AND ARTICLE III SECTION 3-500.
4. PUBLIC WATER AND SANITARY SEWER WILL BE PROVIDED TO THE SITE BY THE LOUDOUN COUNTY SANITATION AUTHORITY.
5. PRIVATE OPEN SPACE AREAS WILL BE OWNED AND MAINTAINED BY A HOMEOWNERS ASSOCIATION (HOA). THE HOA WILL BE ESTABLISHED PRIOR TO APPROVAL OF THE FIRST RECORD PLAT, IN A FORM APPROVED BY THE COUNTY.
6. UTILITIES INCLUDING TELEPHONE, ELECTRIC, CABLE AND OTHER UTILITIES WILL BE EXTENDED TO THE SITE.
7. TRASH AND GARBAGE COLLECTION WILL BE PROVIDED BY PRIVATE COLLECTION COMPANIES WHICH WILL BE PAID BY HOMEOWNER FEES.
8. UNLESS MODIFIED OTHERWISE, LANDSCAPE BUFFERS WILL BE PROVIDED IN THE AREAS ADJACENT TO EXISTING AND PLANNED DEVELOPMENTS AS REQUIRED BY THE LANDSCAPE BUFFER AND TREE PRESERVATION REQUIREMENTS OF THE ZONING ORDINANCE.
9. THE PROJECT WILL BE CONSTRUCTED IN A SINGLE PHASE.
10. A MINIMUM OF 2.5 PARKING SPACES PER UNIT WILL BE PROVIDED FOR THE PROJECT. THIS WILL BE ACHIEVED BY THE USE OF GARAGE SPACES, DRIVEWAY SPACES AND SURFACE PARKING LOT SPACES.
11. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
12. ANY EXISTING WELLS OR DRAINFIELDS MUST BE ABANDONED IN ACCORDANCE WITH COUNTY HEALTH DEPARTMENT REQUIREMENTS.
13. FINAL LAYOUT INCLUDING UNIT SIZES SUBJECT TO CHANGE DUE TO FINAL ARCHITECTURAL AND ENGINEERING DESIGN ONLY. THE TOTAL NUMBER OF UNITS AND ASSOCIATED ADU'S MAY BE REDUCED.
14. ALL SIGNS WILL BE IN COMPLIANCE WITH SECTION 5-1200 OF THE ZONING ORDINANCE.
15. SITE AMENITIES WILL INCLUDE A MINIMUM OF 2 TOT LOTS/PLAY AREAS, A PICNIC PAVILION, A PLAY FIELD, A TRAIL SYSTEM AND PRESERVATION OF OPEN SPACE ALONG THE PERIMETER OF THE SITE, AND THE INTERIOR OF THE SITE.
16. THE PROPERTY WILL BE SERVED BY THE FOLLOWING PUBLIC FACILITIES:

ELEMENTARY SCHOOL:	FOREST GROVE ELEMENTARY SCHOOL
MIDDLE SCHOOL:	STERLING MIDDLE SCHOOL
HIGH SCHOOL:	PARK VIEW HIGH SCHOOL
FIRE/RESCUE:	STERLING PARK FIRE & RESCUE
GOVERNMENT/SOCIAL SERVICES:	LOUDOUN COUNTY SHENANDOAH BUILDING

17. PROJECT WILL COMPLY WITH THE VISIBILITY REQUIREMENTS OF SECTION 4-109(B) AND 5-300 OF THE ZONING ORDINANCE OR VDOT STANDARD, WHICHEVER IS GREATER.
18. RESIDENCES TO BE SERVED BY PRIVATE ROADS SHALL BE SUBJECT TO A RECORDED COVENANT EXPRESSLY REQUIRING PRIVATE MAINTENANCE OF SUCH ROADS IN PERPETUITY AND THE ESTABLISHMENT, COMMENCING WITH THE INITIAL RECORD PLAT, OF A RESERVE FUND FOR REPAIRS TO SUCH ROADS. THE RECORD PLAT AND PROTECTIVE COVENANTS FOR THIS DEVELOPMENT SHALL EXPRESSLY STATE THAT THE COUNTY AND VDOT DO NOT HAVE AND WILL NOT HAVE ANY RESPONSIBILITY FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE ROADS. SALES BROCHURES AND OTHER LITERATURE AND DOCUMENTS PROVIDED BY THE SELLER OF LOTS SERVED BY PRIVATE ROADS SHALL INCLUDE INFORMATION REGARDING RESPONSIBILITY FOR SUCH MAINTENANCE, REPAIR AND REPLACEMENT AND COVENANTS PERTAINING TO SUCH LOTS, INCLUDING A STATEMENT THAT THE COUNTY OR VDOT DO NOT HAVE AND WILL NOT HAVE ANY RESPONSIBILITY FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF PRIVATE ROADS.
19. NO SINGLE STRUCTURE SHALL CONTAIN MORE THAN 8 SFA DWELLING UNITS IN COMPLIANCE WITH SECTION 3-508(C) OF THE ZONING ORDINANCE.
20. AFFORDABLE DWELLING UNITS (ADU'S) WILL BE INTERSPERSED AMONG THE UNITS WITHIN THE PROJECT.
21. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE QUARRY NOTIFICATION OVERLAY DISTRICT, AND AS SUCH, MUST MEET THE REQUIREMENTS OF SECTION 4-1800 OF THE ZONING ORDINANCE INCLUDING DISCLOSURE REQUIREMENTS AS NOTED IN SECTION 4-1804.
22. ALL GARAGE PARKING SPACES SHALL BE SUBJECT TO A RECORDED COVENANT EXPRESSLY REQUIRING THE SPACE TO BE USED FOR VEHICLE PARKING ONLY, IN ORDER TO PROVIDE ADEQUATE PARKING AND MAY NOT BE CONVERTED TO LIVING SPACE. SALES BROCHURES OR OTHER DOCUMENTS PROVIDED BY THE SELLER OF UNITS CONTAINING A GARAGE SHALL INCLUDE INFORMATION ON PRESERVING ADEQUATE PARKING SPACES.
23. EXISTING VEGETATION SHALL BE PRESERVED WHEREVER POSSIBLE IN ORDER TO MEET BUFFER PLANTING REQUIREMENTS.
24. THE STORM WATER MANAGEMENT POND LOCATIONS ARE ILLUSTRATIVE. THE EXACT SHAPE AND SIZE WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING. THE PONDS MAY BE EITHER WET OR DRY DEPENDING UPON FINAL ENGINEERING
25. TREE CONSERVATION AREA LIMITS ARE APPROXIMATE AND MAY BE IMPACTED BY GRADING FOR STREETS, TRAILS, RECREATION FACILITIES AND UTILITY EASEMENTS.

26. EXISTING INDIVIDUAL TREES TO BE SAVED IF POSSIBLE; FINAL DETERMINATION TO BE MADE AT TIME OF FINAL ENGINEERING.
27. PROPOSED UTILITY LOCATIONS ARE APPROXIMATE AND SUBJECT TO CHANGE DEPENDING UPON FINAL ENGINEERING.
28. THE LOCATIONS OF THE 6" HARD SURFACE TRAILS ARE APPROXIMATE AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
29. A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE Ldn-60 ONE-MILE BUFFER, AND AS SUCH, MUST MEET REQUIREMENTS OF SECTION 4-1400 OF THE ZONING ORDINANCE.

R-8 MINIMUM LOT REQUIREMENTS

(R-8 ZONING DISTRICT WITH ADU'S PURSUANT TO SECTIONS 3-500 AND 7-800 OF ZONING ORDINANCE)

TOWNHOUSE

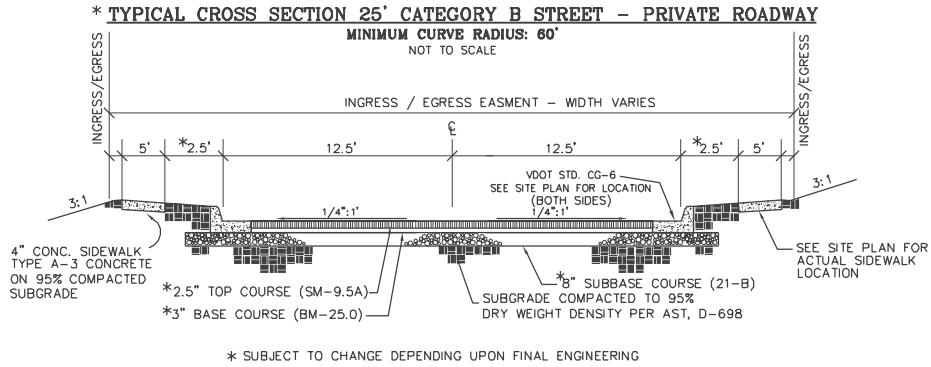
LOT :	
SIZE	NO MINIMUM REQUIREMENT (SECTION 7-800 Z.O.)
FRONT YARD	15 FEET (SECTION 7-800 Z.O.)
SIDE YARD	0 FEET INTERIOR UNITS (SECTION 7-800 Z.O.) 8 FEET END UNITS (SECTION 7-800 Z.O.)
REAR YARD	16 FEET (SECTION 7-800 Z.O.)
LOT COVERAGE	60% MAXIMUM (SECTION 7-800 Z.O.)
WIDTH	14 FEET INTERIOR UNITS (SECTION 7-800 Z.O.) 22 FEET END UNITS (SECTION 7-800 Z.O.)
BUILDING HEIGHT	35 FEET MAX. (SECTION 3-508-B Z.O.) (40 FEET MAX. REQUESTED MODIFICATION)

REQUESTED ZONING MODIFICATIONS

1. SECTION 4-102 OF THE ZONING ORDINANCE TO ALLOW A PD-H6 DISTRICT TO BE LESS THAN 25 ACRES IN SIZE.
2. SECTION 3-509(C) OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED PERIMETER BUFFER TO LESS THAN 50 FEET IN WIDTH WHERE A DEVELOPMENT ADJOINS AN EXISTING OR PLANNED RESIDENTIAL DISTRICT, LAND BAY OR DEVELOPMENT WHICH HAS A MINIMUM ALLOWABLE LOT SIZE OF 6,000 SQUARE FEET OR GREATER. SPECIFIC AREAS INCLUDE PROPERTY ADJACENT TO TREFOIL LANE EXTENDED (MCPI #024-35-1580), AND PROPERTY ADJACENT TO PARCEL MCPI #034-40-8029.
3. SECTION 4-109(C) OF THE ZONING ORDINANCE TO REDUCE THE REQUIRED PERIMETER BUFFER TO LESS THAN 50 FEET IN WIDTH WHERE RESIDENTIAL USES IN A PD-H DISTRICT ADJOIN A SINGLE FAMILY RESIDENTIAL, AGRICULTURAL, OR RESIDENTIAL DISTRICT OR LAND BAY ALLOWING RESIDENTIAL USES, OR A COMMERCIALLY ZONED DEVELOPMENT APPROVED SUBJECT TO PROFFERS PRIOR TO ADOPTION OF THE ZONING ORDINANCE.
4. SECTION 4-109 (E) OF THE ZONING ORDINANCE TO ALLOW BUILDINGS TO PENETRATE THE BUILDING HEIGHT LIMITATION PLANE.

PARKING TABULATION

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CDP - NOTES & DETAILS

ZMAP 2005 - 0038

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DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

DATE: JUNE 2006

C.I. N/A

SCALE: N/A

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NOTE:
LANDSCAPING AND AMENITIES SHOWN ARE TO ILLUSTRATE THE CHARACTER AND QUALITY OF DESIGN. THE LOCATION, SPECIES AND QUANTITIES OF PLANT MATERIAL MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING AS WELL AS THE LOCATION AND CONFIGURATION OF MEDIANS, SIGNAGE, PAVILIONS, WALKWAYS AND SPECIAL PAVING.

ILLUSTRATIVE AMENITY PLAN
ZMAP 2005 - 0038

THE TOWNES AT AUTUMN OAKS
DULLES ELECTION DISTRICT
LOUDOUN COUNTY, VIRGINIA

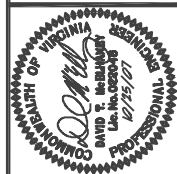
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